Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2026-12 **LEGISTAR: #20260577**

LANDOWNERS: **Prime Storage Powers Ferry Place, LLC**
395 Broadway
Saratoga Springs, NY 12866

APPLICANT: **Same as above**

AGENT: **Parks Huff**
Sams, Larkin & Huff, LLP

PROPERTY ADDRESS: 1155 Powers Ferry Place

PARCEL DESCRIPTION: Land Lot 07870 District 17 Parcel 0110

AREA: +/- 10.727 acres **COUNCIL WARD: 7A**

EXISTING ZONING: CRC (Community Retail Commercial)

REQUEST: **CRC with an additional use (data infrastructure facility)**

FUTURE LAND USE: RAC (Regional Activity Center)

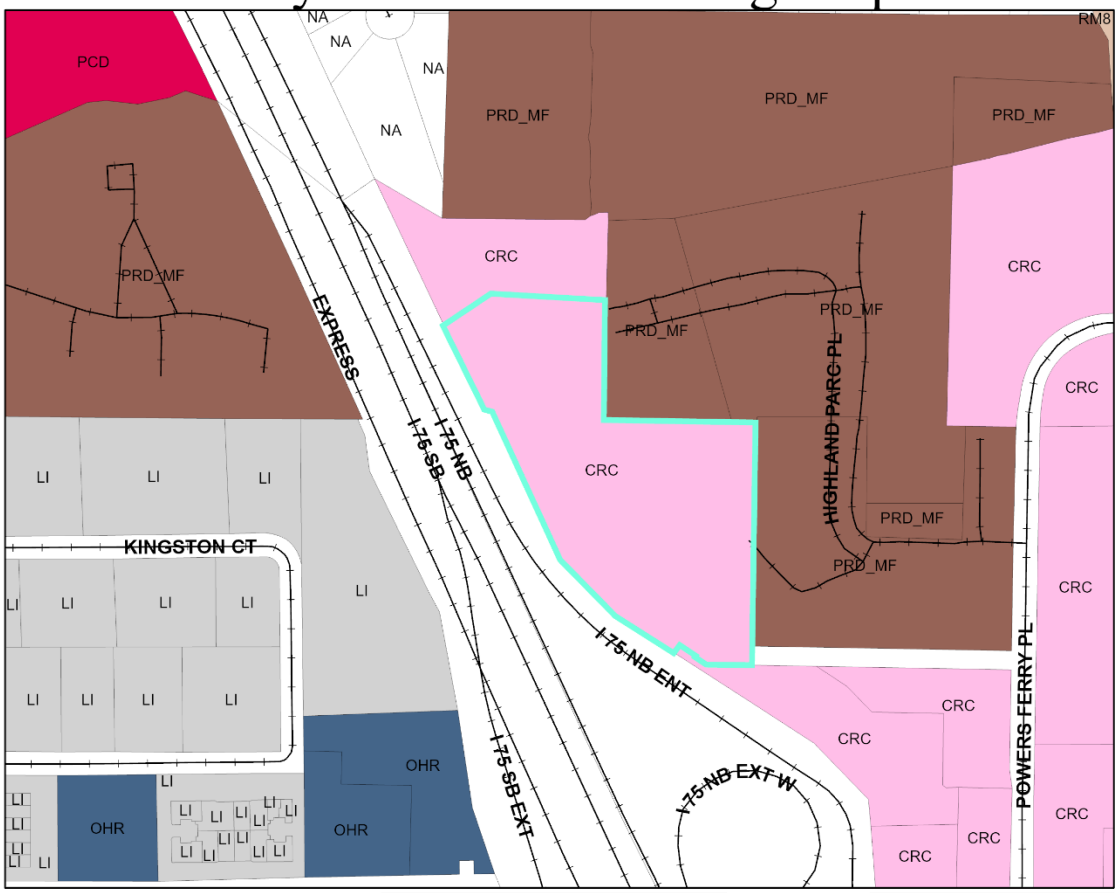
REASON FOR REQUEST: To allow the existing site and building to be converted into a data infrastructure facility.

PLANNING COMMISSION HEARING: Wednesday, July 1st, 2026 – 6:00 pm

CITY COUNCIL HEARING: **Wednesday, July 8th, 2026 – 7:00 pm *TABLED***
Wednesday, August 12th, 2026 – 7:00 pm

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

City of Marietta Zoning Map



Zoning

SINGLE FAMILY RESIDENTIAL		**COMMERCIAL**	
R-1	One Unit/Acre	NRC	Neighborhood Retail
R-2	Two Unit/Acre	CRC	Community Retail
R-3	Three Unit/Acre	RRC	Regional Retail
R-4	Four Unit/Acre	CBD	Central Business District
ATTACHED FAMILY RESIDENTIAL		PCD	Planned Commercial Dev.
RA-4	Four Unit/Acre	MXD	Mixed-Use Dev.
RA-6	Six Unit/Acre	OIT	Office Institutional Trans.
RA-8	Eight Unit/Acre	LRO	Low-Rise Office
PRD(SF)	Planned Residential Dev.	OI	Office Institutional
MHP	Mobile Home Park	OS	Office Services
MULTI FAMILY RESIDENTIAL		OHR	Office High-Rise
RM-8	Eight Unit/Acre	**INDUSTRIAL**	
RM-10	Ten Unit/Acre	LI	Light Industrial
RM-12	Twelve Unit/Acre	HI	Heavy Industrial
RHR	Residential High Rise	PID	Planned Industrial Dev.
PRD(MF)	Planned Residential Dev.		

District	*Land Lot*	*Parcel*	*Current Zoning*	*Proposed Zoning*
17	**07870**	**0110**	**CRC**	**CRC w/ additional use**

Comments:
1155 Powers Ferry Place

Date: **6/10/2026**

Planning & Zoning Division

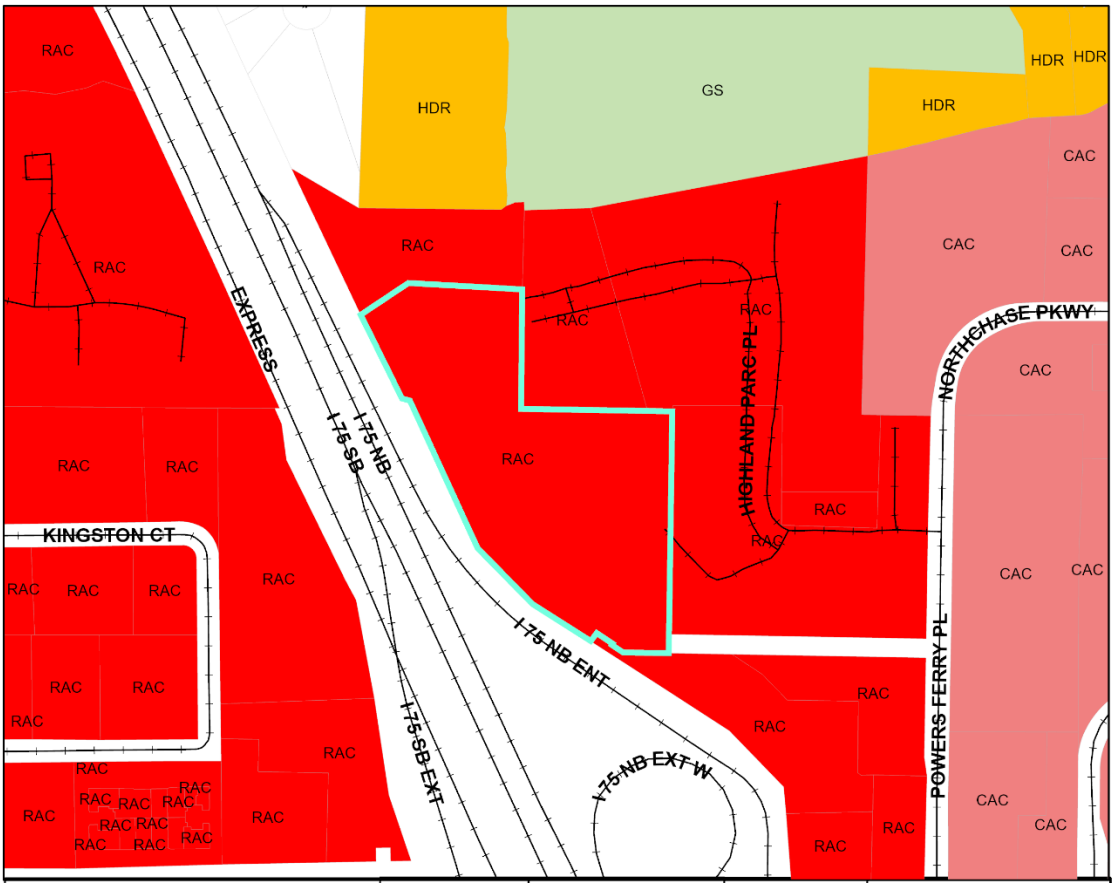
N

0 40 80 160 Feet

CITY OF Marietta GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

City of Marietta Area FLU Map


RAC
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EXPRESS
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I-75 NB
HIGHLAND PARC PL
NORTHCHASE PKWY
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PICTURES OF PROPERTY

View of the entrance of the subject property

Internal views of the subject property

Aerial imagery of the subject property (billboards represented in red)

Views of the existing billboards on the subject property

STAFF ANALYSIS

Location Compatibility

Prime Storage Powers Ferry Place Marietta, LLC, represented by Parks Huff, is requesting the rezoning of 10.727 acres located at 1155 Powers Ferry Place from CRC (Community Retail Commercial) to CRC with an additional use to allow a 'regional mission critical digital infrastructure' (data infrastructure facility/data center) within an existing commercial self-storage facility. The site contains a one-story concrete building and multiple rows of exterior self-storage units.

Surrounding zoning includes PRD-MF (Planned Residential Development – Multi-Family) to the northeast developed with Elme Apartments, CRC to the south developed with the Rodeway Inn hotel, CRC to north consisting of a vacant lot, and Interstate 75 forming the western boundary.

Use Potential and Impacts

The applicant proposes converting a portion of the existing concrete building on the site into an 18 megawatt data center, with operations taking place inside the existing building. The exterior portion of the site would be significantly changed, as most of the existing self-storage rows are planned for demolition to make room for an exterior support area. Some portions of the storage structures would remain and be used for service-related functions.

Data centers rely on cooling and electrical systems that run continuously, which can create steady mechanical noise. Under Marietta's Noise Ordinance (10-6), a noise disturbance is established when sound levels received by a property exceed specific limits. For residential properties, the limits are 65 dBA/84 dBC between 7 a.m. and 11 p.m. and 60 dBA/79 dBC between 11 p.m. and 7 a.m. Because the project includes a new exterior support area, the placement of equipment, noise control, lighting, and screening will be important considerations, especially with Elme Apartments to the northeast and the Rodeway Inn to the south. The applicant indicates that exterior mechanical and electrical equipment would be housed within purpose-built enclosures and screened areas designed to reduce noise and visibility and utilize a closed-loop air-cooled system. These systems reduce water usage but increase the need for high-velocity fans. However, no additional information or specifications were provided to verify how these systems would be designed or operated. Since Marietta's zoning code does not include specific requirements for data center equipment, noise levels, or screening standards, more detailed information on these items would need to be provided to evaluate the potential impacts on surrounding properties.

How Other Jurisdictions are Responding to Data Centers

Some nearby jurisdictions have taken different approaches to regulating data centers as they have become more common, and a few have recently updated their zoning codes to address noise, water usage, equipment placement, and compatibility with nearby development. Cobb County, the City of Atlanta, Athens-Clarke County, and Clayton County have each adopted moratoriums or new zoning standards intended to address these issues.

Consideration for Marietta's Zoning Code

Marietta's zoning ordinance does not currently define data centers as a separate use, distinguish between large-scale and small-scale centers, or include standards specific to their equipment or operations. As a result, applications of this type are reviewed under existing commercial categories, which may not fully address the unique characteristics of data center development. This case also highlights a type of use that the City may want to evaluate further as part of future zoning code updates.

Comprehensive Plan

The City's Comprehensive Plan designates this parcel's Future Land Use (FLU) as Regional Activity Center (RAC), which is intended to support medium and high intensity office and commercial development serving regional markets and trade areas along major arterials and Interstate 75. Although the rezoning request is for CRC with an additional use, data centers are more commonly associated with industrial-type development due to their reliance on large-scale mechanical equipment, continuous electrical demand, and exterior support areas. These operational characteristics align more closely with industrial uses than with the commercial and office activities envisioned within the RAC designation. Therefore, this rezoning request does not align with the City's Comprehensive Plan.

Environmental Impacts

Approximately 2.5% of the property lies within the floodplain associated with Rottenwood Creek. The applicant's concept plan does not show any exterior improvements, grading, or development activity within the mapped floodplain.

The application states that closed-loop air-cooled system and energy management systems will be employed but no specific details have been provided, making it difficult to gauge how the project will impact nearby Rottenwood Creek.

Economic Functionality

The property is developed and operating as a commercial self-storage facility, which provides an established and economically viable use under the existing CRC zoning. The site functions as intended within this zoning district, and the current use continues to support a reasonable level of economic activity without indications of underutilization. The request to introduce a data center would change the nature of activity occurring within the building, shifting the property from a customer-oriented commercial use to a specialized operational use. While the proposed use would alter how the building functions, the property remains economically functional in its present condition.

Infrastructure

The proposed data center use is not expected to generate notable transportation impacts, as the facility would operate with limited on-site staff and minimal daily traffic. No changes to public roadways or access points are proposed. A public sewer line runs through the property, and any future development activity would be required to avoid placing permanent structures within the sewer easement area. No additional impacts to public infrastructure or services have been identified at this time.

The site contains 127 existing parking spaces, which is sufficient to support both the continued self-storage operations and the proposed data center use. Estimated parking needs for the combined uses—based on the self-storage formula of one space per 40 units and the data center classification under warehouse and distribution at one space per 2,000 square feet—are substantially lower than the existing supply. As a result, no parking issues are anticipated, and it does not appear that parking-related variances will be necessary. Any future modifications to the site will be required to comply with Section §716.07(J).

Existing fencing and controlled access points will also remain. The applicant is not proposing new perimeter fencing or gate installations as part of this request. Any future modifications to fencing or gates would be required to comply with Section §710.04 and applicable fire and safety standards, but no such changes are included in the current proposal.

Overhead Electrical/Utilities

There are no overhead utilities located on the site. Any new utility installations associated with the project would be required to be placed underground in accordance with current development standards.

History of Property

In 1985, an administrative variance was approved to allow grading within the 50-foot undisturbed landscape buffer (AV-8541). In 2000, an administrative variance permitted a 90-foot monopole tower on the property (AV2000-26). In 2001, five variances were approved to allow a billboard on the site (V2001-26). Most recently, a variance was granted to allow the existing billboard to be converted into a digital billboard within 500 feet of residential zoning (V2026-04).

Other Issues

Nonconforming status

The site contains several existing nonconformities, including encroachments into the sewer easement, building and paving encroachments into the required landscape buffer, and the presence of chain-link fencing where a solid buffer fence is required under Section §710.05. In accordance with Section §706.03, these nonconforming conditions may remain as long as they are not expanded or intensified. Staff does not recommend granting variances for these existing conditions as part of the rezoning request. Any additional site nonconformities

identified during permitting will be addressed at that stage and regulated under Section §706.03.

Billboards

Two (2) billboards are located on the property and, aside from the northernmost billboard being converted into a digital billboard (V2026-04), are unchanged. The billboards together are considered legally nonconforming under the existing CRC zoning category because they are less than the required 1,000 feet apart and not located on separate, independent parcels of property.

Assuming the applicant wishes to retain the billboards and City Council agrees, rather than granting numerous variances to legitimize the multitude of nonconformities, Staff suggest the stipulation listed below become a condition of rezoning. Such a stipulation will allow the billboards to remain if the development moves forward, but it would not encourage the structures' perpetual survival, as is intended by Section 706, Nonconforming Uses.

- Stipulation to allow the two (2) existing billboards to remain and continue their nonconforming status in association with the existing buildings and additional site work for this project only, their status to be reevaluated in any future redevelopment.

ANALYSIS & CONCLUSION

Prime Storage Powers Ferry Place Marietta, LLC, represented by Parks Huff, is requesting a rezoning at 1155 Powers Ferry Place from CRC (Community Retail Commercial) to CRC with an additional use to allow a data center within an existing commercial self-storage facility. Surrounding zoning includes PRD-MF (Planned Residential Development – Multi-Family) to the northeast (Elme Apartments), CRC to the south (Rodeway Inn), CRC to north (vacant lot), and Interstate 75 forming the western boundary. The proposal involves converting a portion of the existing building into a data center and demolishing most of the exterior self-storage rows to create an infrastructure support area.

Data centers rely on continuously operating mechanical and electrical systems, which can generate steady noise. Because the project introduces a new exterior support area adjacent to residential and hotel uses, the placement and of equipment and site design will be important considerations. The applicant has indicated that mechanical equipment would be housed within purpose-built enclosures and utilize a closed-loop air-cooled system; however, no technical specifications or operational details were provided. Since Marietta's zoning code does not include standards specific to data centers, additional information would be needed to evaluate potential impacts on surrounding properties.

Some nearby jurisdictions have taken different approaches to regulating data centers as they have become more common, and a few have recently updated their zoning codes to address noise, water usage, equipment placement, and compatibility with nearby development. Cobb County, the City of Atlanta, Athens-Clarke County, and Clayton County have each adopted moratoriums or new zoning standards intended to address these issues.

The property contains several existing nonconformities, including buffer and sewer easement encroachments and chain-link fencing where a solid buffer fence is required. Two billboards on the site are also legally nonconforming due to spacing and parcel requirements. Under Section §706, these conditions may remain but should not be expanded or intensified. Staff does not recommend granting variances to legitimize them. If the applicant wishes to retain the billboards and City Council agrees, staff recommends a stipulation allowing them to continue their nonconforming status for this project only, with their status reevaluated upon any future redevelopment.

The City's Comprehensive Plan designates this parcel as Regional Activity Center (RAC), intended for medium- and high-intensity office and commercial development along major corridors. Although the request maintains CRC zoning with an additional use, data centers operate more like industrial facilities. These characteristics do not align with the commercial and office uses envisioned within RAC, and the request is therefore not consistent with the Comprehensive Plan.

A public hearing for this request was held on Wednesday, July 12th, 2026, but was tabled until the August 12th, 2026, City Council meeting.

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Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060

DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	8 inch
Capacity of the water line?	A fire flow test may be required
Approximate water usage by proposed use?	Not provided

CITY OF MARIETTA - WASTEWATER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	N/A
Size of the sewer line?	12 inch
Capacity of the sewer line?	A.D.F Peak
Estimated waste generated by proposed development?	Not Provided
Treatment Plant Name?	R. L. Sutton W.R.F.
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	Yes
What percentage of the property is in the flood plain?	2.5%
What is the drainage basin for the property?	Rottenwood Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	Unknown
If so, is the use compatible with the possible presence of wetlands?	Unknown
Do stream buffers exist on the parcel?	If not piped, Yes. If piped, No.
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

- *Floodplain elevation certificate will be required.*

TRANSPORTATION

What is the road affected by the proposed change?	
What is the classification of the road?	
What is the traffic count for the road?	
Estimated # of trips generated by the proposed development?	
Estimated # of pass-by cars entering proposed development?	
Do sidewalks exist in the area?	
Transportation improvements in the area?	
If yes, what are they?	

DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	55
Distance to nearest station?	1.2 miles
Most likely station for 1st response?	55
Service burdens at the nearest city fire station (under, at, or above capacity)?	Below Capacity

Site and building construction will be required to conform to state and local Fire/Safety Minimum Standards, and Georgia Accessibility Code.

New buildings will be subject to the Marietta Fire Protection Sprinkler ordinance [2-6-140].

Maintain fire department access road for building circulation. On site fire hydrants are required to be maintained. Remote power disconnect may be required upon building construction. Building fire protection sprinklers may require upgrade to protect new commodities and arrangement.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes___X_____ No_____

If not, can this site be served? Yes_____ No_____

What special conditions would be involved in serving this site?
Jacob Howell will be the contact for this job: jhowell@mariettaga.gov/7707945704

Marietta GEORGIA

RECEIVED 05/19/2026

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Phone (770) 794-5440

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: Z2026-12 **Legistar #:** 20260577 **PZ #:** 26-027

Planning Commission Hearing: July 1, 2026 **City Council Hearing:** July 8, 2026

Owner's Name Prime Storage Powers Ferry Place Marietta, LLC

Documentation showing names of Principals authorized to sign application is **required for Corporations.**

EMAIL Address: Jonathan.Gillis@goprimegroup.com

Mailing Address 395 Broadway Saratoga Springs, NY Zip Code: 12866 Telephone Number (518) 290-2099

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: _____

EMAIL Address: _____

Mailing Address _____ Zip Code: _____

Telephone Number _____ Add'l Email Address: _____

Address of property to be rezoned: 1155 Powers Ferry Place, Marietta, GA 30067

Land Lot (s) 787, 788, and 789 District 17 Parcel 17078700110 Acreage 10.7269 ac Ward 7A Future Land Use: RAC

Present Zoning Classification: CRC Proposed Zoning Classification: CRC

REQUIRED INFORMATION

Applicant must submit the following information by **4:00 p.m.** on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. Application
2. Legal Description.
3. Copy of the deed that reflects the current owner(s) of the property. Documentation showing names of principals authorized to sign application is **required for Corporations.**
4. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
5. Site plan, plat or survey prepared by an architect, engineer (P.E. or Civil Engineer), Landscape Architect or Land Surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey.
6. A detailed written description of the proposed development/project must be submitted with the application.
7. **REZONING REQUESTS TO PRD, PCD, PID, or MXD MUST INCLUDE THE *GENERAL PLAN CHECKLIST* WITH THIS APPLICATION.**
8. Application fee – *see next page*

1. INTRODUCTION

This Application for Rezoning seeks certain entitlements in order to adapt and reuse a portion of their existing commercial self-storage facility for a regional mission critical digital infrastructure use. Approximately 40% of the existing one-story concrete building area will be converted into a secure enterprise mission critical data infrastructure facility. The remaining 60% of the building will continue to operate as self-storage under the current use. This conversion will modernize underutilized commercial space while preserving the existing building shell, parking and circulation. No significant building expansion is proposed.

The Subject Property is zoned CRC in the City of Marietta and is located on the west side of Powers Ferry Place, and the east side of I-75, north of Delk Road, and is located within the RAC land use designation on the City of Marietta's Future Land Use Map ("FLUM"). The proposed use is not clearly defined in the Marietta code, so the request is to approve this mission critical data facility. The facility is located close to businesses and residents, so mission critical data processing is available with minimal latency which is important in critical needs such as traffic control automation and similar functions.

2. IMPACT ANALYSIS

The Subject Property is surrounded by a mix of other commercial and multi-family residential zonings and uses. The proposed mission critical data facility will occupy a small portion of the existing self-storage facility. Limited exterior support infrastructure associated with mission critical operations may be located within existing paved portions of the site adjacent to Interstate 75. Such improvements are intended to support resilient facility operations and will be screened and designed to minimize visual, acoustical, and operational impacts to adjacent properties. No material expansion of the building footprint is proposed.

To the extent exterior support infrastructure is implemented, improvements are anticipated to occur primarily within existing impervious paved areas and are intended to minimize land disturbance. No significant grading, expansion of impervious surface, or broad site disturbance is anticipated.

Facility infrastructure will be designed in accordance with applicable utility, environmental, and municipal requirements.

No increase in water consumption is anticipated, utilizing sustainability measures such as energy management systems and a closed-loop air-cooled system. No increase in electricity costs to other ratepayers is anticipated, with the applicant funding any required infrastructure improvements and paying the applicable utility rates.

The design incorporates measures intended to minimize acoustical impacts, including sound barriers and equipment enclosures. The proposed adaptive reuse is also expected to generate limited traffic impacts and less vehicular noise than many alternative commercial uses. The white space area (21,570 square feet) is contemplated as mission critical infrastructure use. Grey space (15,365 square feet) and office/administration (6,317 square feet) remain support functions and CRC compatible uses. As a result, only approximately 22% of the total existing building area is proposed for mission critical digital infrastructure use, with the balance of the facility remaining existing storage and CRC compatible operations. The proposed mission critical data processing facility will provide computing and data needs close to the end users, which is critical for situations where latency is an issue, such as traffic controls or medical facility operations.

The Subject Property is tucked between the rear of a multi-family residential development and I-75. The proposed use will be situated on the side of the property that is on the closer side to I-75.

The proposed Rezoning of the Subject Property is entirely appropriate from a land use planning perspective and particularly in light of the use and development of adjacent and nearby properties which consist of a mixture of commercial and residential uses. To the east, the property abuts PRD (MF), to the north is PRD (MF) and CRC, and to the west is I-75.

3. CONCLUSION

Based upon the foregoing, Prime Storage Powers Ferry Place Marietta, LLC respectfully requests that its Application for Rezoning be approved while soliciting any comments from the City's staff and/or City officials so that such recommendations or input may be incorporated as conditions of approval of this Application for Rezoning.

Respectfully submitted, this the 19th day of May 2026.

SAMS, LARKIN & HUFF, LLP

By: _____
PARKS F. HUFF
Attorney for Applicant
Georgia Bar No. 375010

376 Powder Springs Street, Suite 100
Marietta, GA 30064
(770) 422-7016

ITEMS CORRESPONDING TO SCHEDULE B–II

Old Republic National Title Insurance Company
Commitment No.: ORGA649459
Commitment Date: September 1, 2018 8:00 AM

SCHEDULE B, PART II

8. Short form of Lease recorded on May 23, 2000 in Book 13264, Page 3571; Memorandum of Assignment of Lease recorded on March 9, 2015 in Book 15222, Page 5843; Memorandum of Assignment of Lease recorded on January 4, 2005 in Book 14093, Page 1604 and Memorandum of Assignment of Lease recorded on March 2, 2012 in Book 14924, Page 332.
LEASE AREA AS SHOWN ON SURVEY

9. Memorandum of Assignment of Lease recorded on January 4, 2005 in Deed Book 14093, Page 1590; as affected by Memorandum of Assignment of Lease recorded on June 19, 1995 in Deed Book 8924, Page 205; as affected by Memorandum of Assignment of Lease recorded on June 22, 2017 in Deed Book 15453, Page 1917; as affected by Estoppel Certificate recorded on October 2, 2001, Book 13424, Page 4110 and Sub-lease Agreement recorded on February 6, 2014 in Book 15136, Page 5438.
DOUBLE FACE OUTDOOR ADVERTISING BILLBOARD SIGN AS SHOWN ON SURVEY

10. Memorandum of Assignment of Lease recorded on January 4, 2005 in Book 14093, Page 1597; as affected by Memorandum of Assignment of Lease recorded on June 19, 1995 in Book 8924, Page 219.
ASSIGNMENT OF LEASE IS NOT A SURVEYING ISSUE-LEASE AREA AS DESCRIBED IN DEED BOOK 8924, PAGE 219 DOES NOT LIE UPON SUBJECT PROPERTY-OFFSITE AS SHOWN ON SURVEY - AS SHOWN ON SURVEY.

11. Assignment of Billboard Lease Purchase Agreement recorded on July 25, 2017 in Book 15462, Page 5317.
DESCRIPTION OF LEASE AREA SAME AS SHOWN AT DEED BOOK 15136, PAGE 5438, SEE EXCEPTION #9.

12. Tenancy in Common Agreement recorded on January 4, 2005, Book 14093, Page 1574 and Consent to Voluntary Transfer recorded on April 20, 2005 in Book 14142, Page 896 and Consent to Voluntary Transfer recorded on March 2nd, 2012 in Book 14924, Page 335.
NOT A SURVEYING ISSUE

13. Easement from J.T. Spinks, to Board of Lights and Water Works, dated November 22, 1995, recorded in Book 336, Page 128.
ORIGINAL DEED TOO VAGUE TO DETERMINE LOCATION
30' SANITARY SEWER EASEMENT AS SHOWN ON SURVEY AS TO EXISTING SEWER LINE DESCRIPTION IS NOT SUFFICIENT TO DETERMINE EXACT LOCATION

14. Limited Warranty Deed recorded on January 4, 1985 in Book 3365, Page 280: grantor retains right of easement for drainage facilities.
AS SHOWN ON SURVEY

15. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
NOT A SURVEYING ISSUE

16. Easement recorded on November 4, 1955 in Deed Book 335, Page 36, as partially released by Quitclaim Deed recorded (SIC) on March 14, 1995 in Deed Book 8767, Page 374.
AS SHOWN ON SURVEY

17. Easement recorded on March 19, 1985 in Deed Book 3434, Page 521.
AS SHOWN ON SURVEY

18. Easement recorded on December 30, 1985 in Deed Book 3775, Page 383.
20' SANITARY SEWER EASEMENT AS SHOWN ON SURVEY

19. Easement recorded on November 10, 1955 in Book 335, Page 82, partially released by Quitclaim Deed recorded on March 14, 1995 in Book 8767, Page 377.
AS SHOWN ON SURVEY

20. Distribution Line Permit from Pace Warehouse, Inc. to Board of Lights and Water, dated July 24, 1985, recorded in Deed Book 3595, Page 22.
GRAPHICALLY PLOTTED TO EXHIBIT AS SHOWN ON SURVEY

21. Slope Easement contained in Declaration of Taking in that Action of condemnation styled Department of Transportation vs G and B Properties, a Georgia general partnership, et alm, being Civil Action file number 88A6542-99 in the Superior Court of Cobb County, Georgia.
AS SHOWN ON SURVEY

22. Declaration of Billboard and Related Easements, Covenants and Restrictions recorded July 23, 1997 in Deed Book 10515, Page 500 and assigned in Assignment of Easements, Covenants and Restrictions recorded August 17, 1999 in Deed Book 12806, Page 344.
AS SHOWN ON SURVEY

23. Sign Easement in Warranty Deed recorded November 10, 9171 in Deed Book 1267, Page 419.
AS SHOWN ON SURVEY

24. Sign Easement in QuitClaim Deed recorded August 30, 1978 in Deed Book 1922, Page 175.
AS SHOWN ON SURVEY

ZONING INFORMATION

THE PLANNING & ZONING RESOURCE COMPANY
PZR SITE NUMBER: 121456-1
DATE: 6/28/2018
JURISDICTION: CITY OF MARIETTA
CURRENT ZONING: "CRC" COMMUNITY RETAIL COMMERCIAL

SETBACKS:
a. Front: Arterial – 40 feet
Collector/Local – 35 feet
b. Side: Major – 25 feet
Minor – 15 feet
c. Rear: 35 feet
d. Landscape Buffer: Directing Abutting Residential – 40 feet

BUILDING SIZE:
a. Maximum Building Height or Stories: 75 feet
b. Existing Building Height or Stories: 9.5 feet to 33.2 feet
c. Building Site Area Requirements: Minimum Lot Size: 20,000 sq. ft.
Existing: 467,275 sq. ft.

Minimum Lot Width: 100 feet
Existing: 100 feet

Minimum Landscaped Area: 15%
Existing: 18%

PARKING:
a. Parking Space Formula: Self Storage Facility: 1 space per 40 units
Estimated 800 units / 40 = 20

b. Parking Spaces Required: 20 Total Parking Spaces
c. Existing Parking Spaces: 127 Total Parking Spaces including 1 handicap space

VICINITY MAP – NOT TO SCALE

MISCELLANEOUS NOTES

MN1. AT THE TIME OF THE SURVEY WE OBSERVED NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WITHIN THE PAST TWO MONTHS.

MN2. AT THE TIME OF THE SURVEY WE OBSERVED NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. NO RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

MN3. AT THE TIME OF THE SURVEY, WE OBSERVED NO VISIBLE EVIDENCE OF AREAS OF SUBSTANTIAL REFUSE.

MN4. AT THE TIME OF THE SURVEY THERE EXIST THE FOLLOWING PARKING SPACES:

REGULAR PARKING SPACES:	126 SPACES
HANDICAPPED SPACES:	1 SPACES
TOTAL PARKING SPACES:	127 SPACES

MN5. AT THE TIME OF THE SURVEY WE DID NOT OBSERVE THE ADDRESS OF THE PROPERTY 1155 POWERS FERRY PLACE, OBTAINED THRU TAX DOCUMENTS.

MN6. SUBJECT PROPERTY HAS DIRECT ACCESS TO THE WEST R/W OF POWERS FERRY PLACE, A 60' PUBLIC RIGHT OF WAY.

MN7. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF CEMETERIES, GRAVESITES AND BURIAL GROUNDS WERE OBSERVED ON SUBJECT PROPERTY.

MN8. AT THE TIME OF THE SURVEY NO LOCATION OF WETLAND AREAS WERE DELINEATED BY APPROPRIATE AUTHORITIES.

MN9. AT THE TIME OF THE SURVEY NO PARTY WALLS ALONG PROPERTY LINES WERE OBSERVED.

RECORD DESCRIPTION

The Land referred to herein below is situated in the County of Cobb, State of GA, and is described as follows:

Parcel 1 - Fee Parcel

ALL THAT TRACT or parcel of land lying and being in Land Lots 787, 788 and 798 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin placed on the line formed by the southerly line of Land Lot 788 and the northerly line of Land Lot 787, 663.0 feet in a westerly direction along said line from the northeast corner of sid Land Lot 787; thence North 02 degrees 00 minutes 38 seconds East for a distance of 3.00 feet to an iron pin placed; thence South 88 degrees 09 minutes 06 seconds East for a distance of 163.70 feet to an iron pin placed; thence South 01 degrees 40 minutes 40 seconds West for a distance of 592.80 feet to an iron pin placed; thence South 88 degrees 27 minutes 14 seconds East for a distance of 679.89 feet to an iron pin placed on the westerly right-of way line of Powers Ferry Place (60-foot right-of-way); thence South 01 degree 50 minutes 19 seconds West along said westerly right-of-way 50.00 feet to an iron pin found; thence departing said westerly right-of-way and proceeding North 88 degrees 27 minutes 10 seconds West for a distance of 682.76 feet to an iron pin placed; thence North 88 degrees 27 minutes 20 seconds West for a distance of 163.04 feet to an iron pin placed on the northeasterly right-of-way of Interstate 75 (variable right-of-way); thence North 56 degrees 57 minutes 44 seconds West along the said northeasterly right-of-way for a distance of 219.09 feet to an iron pin placed; thence continuing along said right-of-way North 43 degrees 04 minutes 06 seconds West for a distance of 213.44 feet to a concrete monument found; thence continuing along said right-of-way North 24 degrees 15 minutes 05 seconds West for a distance of 429.86 feet to a concrete monument found; thence continuing along said right-of-way North 85 degrees 22 minutes 39 seconds West for a distance of 22.55 feet to a concrete monument found; thence continuing along said right-of-way North 24 degrees 12 minutes 19 seconds West for a distance of 261.28 feet to an iron pin placed; thence departing said right-of-way and proceeding North 63 degrees 17 minutes 55 seconds East for a distance of 149.85 feet to an iron pin placed; thence South 87 degrees 23 minutes 49 seconds East for a distance of 292.61 feet to an iron pin placed; thence South 01 degree 10 minutes 04 seconds West for a distance of 313.58 feet to an iron pin placed; thence South 88 degrees 09 minutes 06 seconds East for a distance of 237.00 feet to the POINT OF BEGINNING. Shown as 10.727 acres.

Parcel 2 - Leasehold Parcel

That certain Leasehold interest as evidenced by a Memorandum of Assignment of Lease recorded in Deed Book 8924, Page 219, as affected by Memorandum of Assignment of Lease recorded in Deed Book 14093, Page 1597, as further affected by Memorandum of Assignment of Lease recorded _____, 2018, more particularly described as follows:

All that tract or parcel of land lying and being in land lot 798, 17th District, 2nd section, Cobb county, Georgia, and being more particularly described as follows:

Beginning at an iron pin found at the intersection of the Western side of Powers Ferry Place (60-foot right of way) with the Northern right of way of Delk Road (said point being 130 feet North of the center line of Delk Road); from said point traveling along the Northern right of way of Delk Road North 88 degrees 23 minutes 40 seconds West, a distance of 45.0 feet to a point on siad right of way thence leaving said right of way and traveling North 01 degree 36 minutes 05 seconds EAst, 65.00 feet to a point; thence Traveling South 88 degrees 09 minutes 06 seconds East, 30 feet to a point; thence traveling North 01 degree 36 minutes 05 seconds East, 135 Feet to a point; thence traveling North 88 degrees 23 minutes 55 seconds West, 125 feet to a point; thence traveling North 1 degree 36 minutes 5 Seconds East, 107.8 feet to a point; thence traveling South 88 degrees 23 minutes 55 seconds EAst, 140 feet to a point located on the Western right of way of Powers Ferry Place; thence traveling along the Western right of way of Powers Ferry Place South 1 degree 36 minutes 5 seconds West, 306.67 feet to an iron pin found at the true point of beginning being more Particularly described as demised premises, 20,038 square feet (includes Signage area) as shown on that survey of pace sign lease area for Devon/Atlanta, LP., a California limited partnership and Chicago title Insurance company, prepared by Watts & Browning Engineers, Inc., bearing The seal of v. t. Hammond, G.R.L.S. no. 2554, dated February 28, 1995, most Recently revised March 21, 1995. Said survey being incorporated herein and made a part hereof by reference.

The property shown hereon is the same property described on Exhibit A of the Old Republic National Title Insurance Company Commitment No.: ORGA649459, effective date of September 1, 2018 8:00 AM

SURVEYOR'S NOTES

1. THIS SURVEY IS CLASSIFIED AS A "ALTA/NSPS LAND TITLE SURVEY".

2. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A NIKON DTM 550 TOTAL STATION AND A TOPCON GRS-1 GPS ROVER (CORRECTED WITH THE I-NET REALTIME GPS NETWORK) ON JULY 06, 2018.

3. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND WAS ADJUSTED USING THE LEAST SQUARES METHOD, AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION FOR AN ALTA/NSPS SURVEY OF 0.07+50 PPM.

4. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAS A CLOSURE PRECISION RATIO OF 1' IN 429,354.

5. NO UNDERGROUND UTILITY LOCATION AS PER TABLE A 11.

6. THIS SURVEY MAY NOT REFLECT ALL SITE IMPROVEMENTS SUCH AS MANHOLES, DRAINAGE STRUCTURES, ETC THAT MAY NOT HAVE BEEN VISIBLE AT THE TIME OF THE SURVEY.

SIGNIFICANT OBSERVATIONS

A. 15" CMP CROSSES NORTHERLY PROPERTY LINE INTO ADJACENT PROPERTY.
B. 15" CMP CROSSES NORTHERLY PROPERTY LINE INTO ADJACENT PROPERTY.
C. SUBJECT PROPERTY ASPHALT PAVEMENT CROSSES NORTHERLY PROPERTY LINE INTO ADJACENT PROPERTY.
D. ADJOINERS FENCE CROSSES SUBJECT PROPERTY LINE.
E. ADJOINERS FENCE CROSSES SUBJECT PROPERTY LINE.
F. ADJOINERS FENCE CROSSES SUBJECT PROPERTY LINE.
G. ADJOINERS IRON FENCE CROSSES SUBJECT PROPERTY LINE.
H. SUBJECT PROPERTY WATER VAULT CORNER EXTENDS ONTO ADJOINERS PROPERTY.
I. ADJOINERS FENCE CROSSES SUBJECT PROPERTY LINE.
J. ADJOINERS CONCRETE WALK CROSSES PROPERTY LINE INTO SUBJECT PROPERTY
K. SUBJECT PROPERTY FENCE CROSSES SUBJECT PROPERTY LINE ONTO D.O.T. R/W.
L. SUBJECT PROPERTY FENCE CROSSES SUBJECT PROPERTY LINE ONTO D.O.T. R/W.
M. D.O.T. FENCE CROSSES SUBJECT PROPERTY LINE.
N. D.O.T. FENCE CROSSES SUBJECT PROPERTY LINE.
O. RETAINING WALL CROSSES SUBJECT PROPERTY LINE.
P. BUILDING CROSSES INTO 30' SANITARY SEWER EASEMENT.

LEGEND OF SYMBOLS & ABBREVIATIONS

POWER POLE
LIGHT POLE
GUY WIRE
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC VAULT
TRANSFORMER
AIR CONDITIONER UNIT
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
CABLE BOX
STORM DRAIN MANHOLE
STORM DRAIN INLET
STORM PIPE
GREASE TRAP
TRAFFIC SIGNAL BOX
SIGNAL LIGHT POLE
SIGNAL LIGHT
VAULT
SIGN (AS NOTED)
TOWER
MONITORING WELL
FLAG POLE
WATER VALVE
FIRE HYDRANT
SIAMESE FIRE HYDRANT
WATER MANHOLE
BACKFLOW PREVENTER
WATER METER
WELL HEAD
POINT OF ACCESS
SANITARY MANHOLE
CLEAN OUT
GAS MANHOLE
GAS VALVE
GAS METER
HANDICAPPED PARKING
MITERED END SECTION
BENCHMARK
(R) RECORD
(M) MEASURED
(C) CALCULATED
VOL VOLUME
PG PAGE
O.R. OFFICIAL RECORDS
P.B. PLAT BOOK
1/2"RBF 1/2" RE-BAR FOUND
1/2"RBS 1/2" RE-BAR SET
CMP CORRUGATED METAL PIPE
DOT DEPT. OF TRANSPOTRATION
60D PK NAIL FOUND

OH — OVERHEAD WIRES
E — UNDERGROUND ELECTRIC LINE
GAS — GAS LINE
W — WATER LINE
SD — STORM DRAIN LINE
S — SEWER LINE
EASEMENT AREAS

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS IN ZONE "X" AND ZONE "AE " OF THE FLOOD INSURANCE RATE MAP NUMBER 13067C0136G WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 16, 2008 AND IS IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV). NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
07/13/18	FIRST DRAFT	09/21/18	NETWORK COMMENTS
08/16/18	NETWORK COMMENTS	09/25/18	NETWORK COMMENTS
08/27/18	NETWORK COMMENTS	09/26/18	NETWORK COMMENTS
FIELD WORK: 07/26/18	DRAFTED: SM	CHECKED BY: LS/GS	FB & PG:

LOCATED IN

LAND LOTS 787, 788 & 798
17TH DISTRICT, 2ND SECTION
CITY OF MARIETTA, COBB COUNTY, GEORGIA
PROJ. NUMBER: 18–06–330

RECEIVED
05/19/2026

GRANT SHEPHERD & ASSOCIATES, INC
Construction Layout ➔ GPS Modeling
Land Surveying ➔ Site Development
735 LONGLEAF BOULEVARD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
www.gsasurveying.com

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ALTA/NSPS LAND TITLE SURVEY

PFP MARIETTA
B&C Project No. 2018025S3, 001
1155 Powers Ferry Place, S.E., Marietta, GA 30067

Based upon Title Commitment ORGA649459
of Old Republic National Title Insurance Company
bearing an effective date of September 1, 2018 8:00 AM

Surveyor's Certification

To: Prime Storage Powers Ferry Place Marietta, LLC, a Delaware limited liability company and Natixis Real Estate Capital LLC, and each of their respective successors and assigns; Old Republic National Title Company; and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on July 6, 2018.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.
Furthermore, the undersigned surveyor certifies that
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

Seaton G. Shepherd, Jr.
Registered Land Surveyor No. 2136
In the State of Georgia
Date of Plat or Map: July 13, 2018

GEORGIA REGISTERED LAND SURVEYOR 2136 Seaton G. Shepherd Jr.

SHEET 1 OF 2

Bock & Clark
SURVEY-ZONE ENVIRONMENTAL-MANAGEMENT
National Coordinators
1-(800)-SURVEYS (787-8397)
Bock & Clark Corporation
3550 W. Market Street, Suite 200, Akron, Ohio 44333
maywehelpyou@bockandclark.com
www.bockandclark.com

RECEIVED
05/19/2026

SITE AREA
467,265 SQ FT
10.7269 ACRES
PARCEL ID: 17078700110

RECORD NORTH
SCALE : 1" = 60'

N

N63° 17' 55"E 149.85
S87° 23' 49"E 292.61
S01° 10' 04"W 313.58
S88° 09' 06"E 237.00
N02° 00' 38"E 3.00
POB
S88° 09' 06"E 163.70
N24° 12' 19"W 261.28
N85° 22' 39"W 22.55
N24° 15' 05"W 429.86
S01° 40' 40"W 592.80
N43° 04' 06"W 213.44
N56° 57' 44"W 219.09
N88° 27' 20"W 163.04
S88° 27' 14"E 679.89'
N88° 27' 10"W 682.76
S01° 50' 19"W 50.00'
POC

N/F CLEAR CHANNEL OUTDOOR INC
PARCEL ID 17078800210
DB 14517, PG 5759
PB 136, PG 92

N/F JASMINE AT MARIETTA CROSSING LLC & C/O PTC LLC
PARCEL ID 17078800230
DB 14509, PG 3625

N/F JASMINE AT MARIETTA CROSSING LLC & C/O PTC LLC
PARCEL ID 17078800220
DB 14509, PG 3609

N/F JASMINE AT MARIETTA CROSSING LLC & C/O PTC LLC
PARCEL ID 17078700120
DB 14509, PG 3609

N/F PRADOS US LLC
PARCEL ID 17078700090
DB 15509, PG 4622

N/F SUZY INVESTMENTS LLC
PARCEL ID 17078700040
DB 14593, PG 4902

INTERSTATE 75
PUBLIC VARIABLE R/W
LIMITED ACCESS

POWERS FERRY PLACE
PUBLIC 60' R/W

DELK ROAD

DETAIL
Leasehold Parcel

SCALE : 1" = 60'

EXHIBIT "A"
DEED BOOK 8924, PAGE 222
20,036 SF

S88°23'55"E 140'
N01°36'05"E 107.8'
N88°23'55"W 125'
N01°36'05"E 135'
S88°09'06"E 30'
S01°36'05"E 65.0'
N88°23'40"W 45.0'
S01°36'05"E 306.87'

625±' TO THE NORTHERLY R/W OF DELK ROAD

LOCATED IN

LAND LOTS 787, 788 & 798
17TH DISTRICT, 2ND SECTION
CITY OF MARIETTA,
COBB COUNTY, GEORGIA
PROJ. NUMBER: 18-06-330

GRANT SHEPHERD & ASSOCIATES, INC
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Seaton G. Shepherd, Jr.
Registered Land Surveyor No. 2136
In the State of Georgia
Date of Plat or Map: July 13, 2018
Date of Last Revision: September 26, 2018

GEORGIA REGISTERED LAND SURVEYOR No. 2136 SEATON G. SHEPHERD, JR.

LEGAL

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Bock & Clark
SURVEY • ZONING
ENVIRONMENTAL • ASSESSMENT

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PFP Marietta
DATE OF FIELD SURVEY: JULY 6, 2018
2017 NETWORK PROJECT NUMBER: 201802363-001
1-(800)-SURVEYS (787-8397)
maywehelpyou@bockandclark.com www.bockandclark.com

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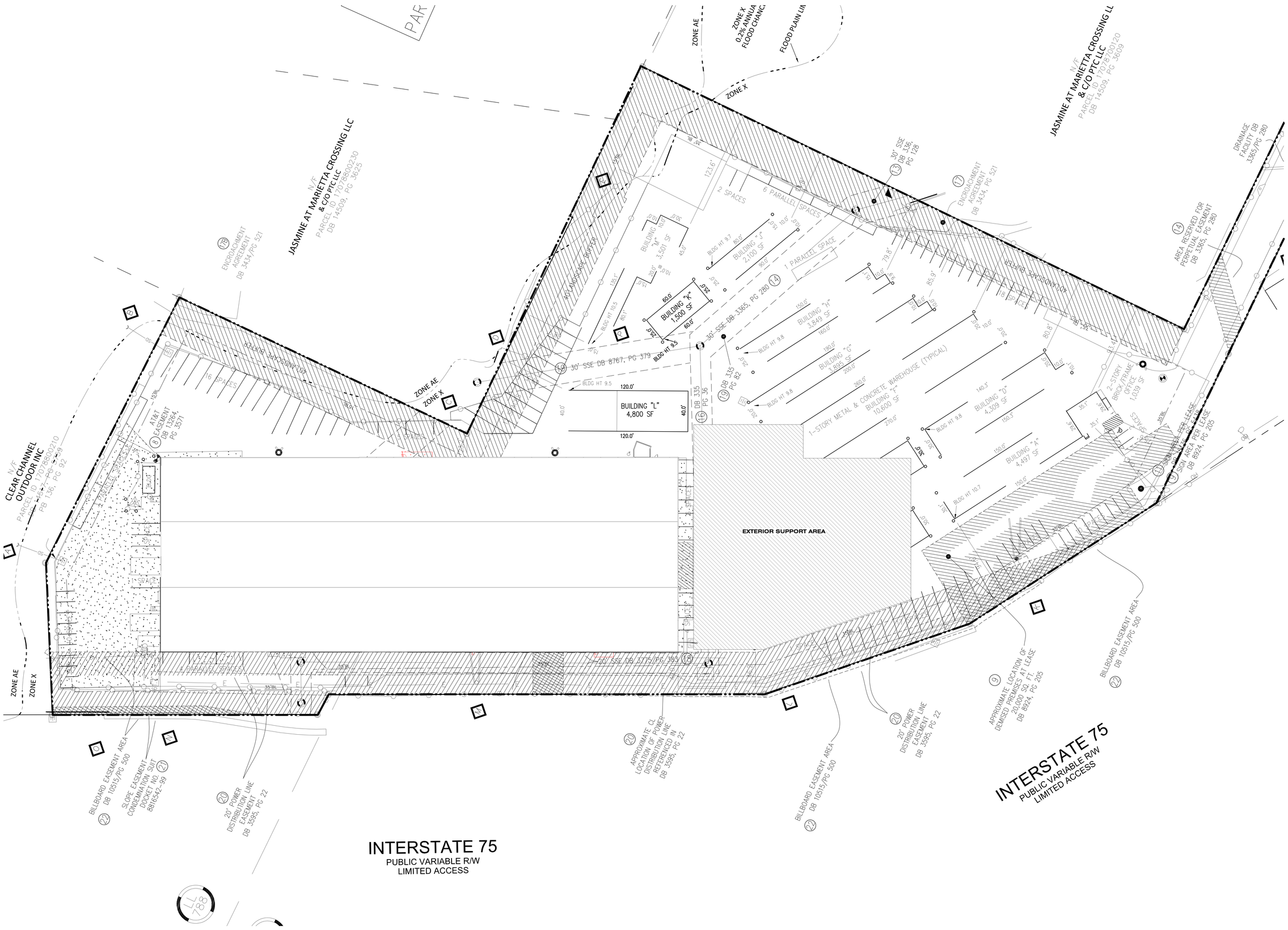
SITE PLAN KEY NOTES

1	DEMO TOP LEVELS OF PARKING DECK, REF STRUCTURAL



1 ARCHITECTURAL SITE PLAN
SCALE:1" = 30'-0"

Prime Group Holdings, LLC
395 Broadway | Saratoga Springs, NY 12866
T: 518.290.2099

Architect
Redline Design Group
6601 Six Forks Road, Suite 130
Raleigh, NC 27615
919.878.1660
redlinedg.com

MEP & Civil Engineer
E3i
137 Lewis Wharf
Boston, MA 02110
617.530.1104
e3i-inc.com

Structural Engineer
Uzun + Case
421 Fayetteville Street, Suite 1306
Raleigh, NC 27601
919.813.0670
uzuncase.com

STATE OF GEORGIA
MARC E CHRISTOPHER
REGISTERED ARCHITECT
05/19/2026

REVISION SCHEDULE

No.	Description	Date

1155 Powers Ferry Pl,
Marietta, GA 30067

GA-10 ALTERATIONS

ARCHITECTURAL SITE PLAN

Project number	26-080
Date	
Drawn by	AJC

A0.0.1

Scale	As indicated

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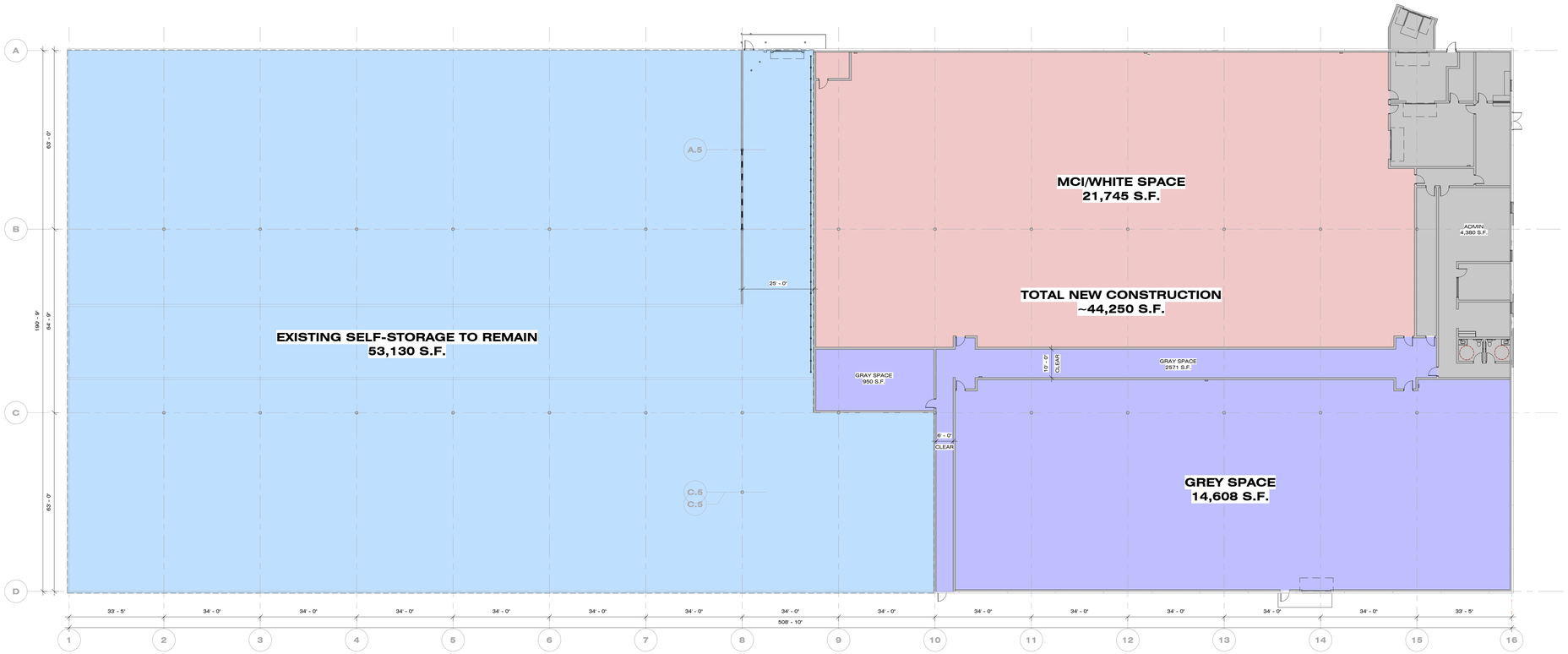
CONSTRUCTION KEY NOTES

1	6" BOLLARDS TO BE INSTALLED AT ENTRY POINTS
2	GUARD RAILS
3	ALL WALLS TO BE TYPE E1 UNLESS NOTED OTHERWISE
4	-
5	-
6	-
7	-
8	-
9	-
10	-



1 **1ST FLOOR OVERALL PLAN**
SCALE:1/16" = 1'-0"

Prime Group Holdings, LLC
395 Broadway | Saratoga Springs, NY 12866
T: 518.290.2099

Architect
Redline Design Group
6601 Six Forks Road, Suite 130
Raleigh, NC 27615
919.878.1660
redlinedg.com

MEP & Civil Engineer
E3i
137 Lewis Wharf
Boston, MA 02110
617.530.1104
e3i-inc.com

Structural Engineer
Uzun + Case
421 Fayetteville Street, Suite 1306
Raleigh, NC 27601
919.813.0670
uzuncase.com

STATE OF GEORGIA
MARC S. CHRISTOPHER
REGISTERED ARCHITECT
05/19/2026

REVISION SCHEDULE

No.	Description	Date

1155 Powers Ferry Pl,
Marietta, GA 30067

GA-10 ALTERATIONS

1ST FLOOR OVERALL PLAN

Project number	26-080
Date	
Drawn by	

A1.0.1

Scale: As indicated

TO THE MAYOR AND CITY COUNCIL

CITY OF MARIETTA

CONSTITUTIONAL CHALLENGE

COMES NOW, PRIME STORAGE POWERS FERRY PLACE MARIETTA, LLC, hereinafter referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, the Applicant has applied for a rezoning of certain real property lying and being in the City of Marietta, Cobb County, Georgia, a more particular description and delineation of the subject property, hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Rezoning of the property seeks a rezoning from the existing category of CRC to the category of CRC, as established by the governing authority of the City of Marietta, Georgia.

3.

The current CRC zoning classification of the property and all intervening classifications between same and the CRC rezoning as proposed within the City of Marietta are unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

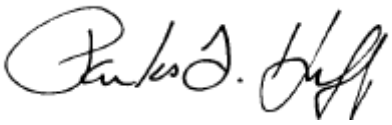
The zoning classification of CRC and all intervening classifications between same and the CRC as proposed and as they presently exist violate the Applicant's right to the unfettered use of the property in that the existing zoning classification does not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classifications are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Marietta Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

Respectfully submitted, this the 19th day of May 2026.

SAMS, LARKIN & HUFF, LLP



By:_____
PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

COBB CHAMBER

SELECTCOBB

July 7, 2026

Marietta Mayor and City Council
205 Lawrence Street
Marietta, GA 30060

Dear Mayor Steve "Thunder" Tumlin and Members of the Marietta City Council:

On behalf of the Cobb Chamber and the thousands of businesses we represent, we write to express strong support for responsible data center development in the City of Marietta. Data centers are an important opportunity to strengthen and future-proof our local economy and ensure businesses have the infrastructure to grow in our community.

Data centers deliver clear economic benefits to communities like ours. They generate high-quality jobs during construction and long-term operations, while producing substantial tax revenue that helps fund local services, infrastructure, and quality-of-life improvements. These facilities also attract complementary companies in technology, engineering, and support services, helping diversify our economy and enhance the competitiveness of the community and the region.

In simple terms, data centers serve as the essential infrastructure of our digital economy. They power everyday activities like online shopping, remote work, healthcare systems, education, and entertainment that families and businesses depend on daily. When developed thoughtfully, they can integrate well with existing neighborhoods and business centers while providing lasting fiscal and employment advantages with relatively modest demands on traditional public resources.

We believe data centers represent a strategic chance for Marietta to welcome responsible investment that supports job creation, economic resilience, and community advancement. The proposal submitted by Prime Storage Powers Ferry Place LLC (EDGE), now before City Council, reflects that kind of opportunity. We believe it is a strategic addition that complements the data center already located next door, and we are pleased to support it.

We appreciate your attention to this letter of support as you take up this proposal at your meeting on July 8, and other measures affecting the future of our community.

Sincerely,

Sharon Mason
President & CEO
Cobb Chamber

Dana Johnson
COO/Executive Director
Cobb Chamber/SelectCobb

Amanda D. Seals
EVP, Advocacy
Cobb Chamber

RECEIVED 7/7/26

Little, Shelby

From: Guy, Stephanie
Sent: Wednesday, July 8, 2026 10:34 AM
To: Bruton, Bill
Cc: Little, Shelby; Cummings, Daniel
Subject: FW: Opposition to Proposed Data Center Zoning – July 8, 2026 Public Hearing

Please see the email below.

From: [redacted]
Sent: Tuesday, July 7, 2026 9:02 PM
To: Guy, Stephanie <SGuy@mariettaga.gov>
Subject: Opposition to Proposed Data Center Zoning – July 8, 2026 Public Hearing

Stephanie Guy
City Clerk,
Marietta City Hall

I am writing to formally register my opposition to the proposed zoning change and land-use amendment related to the data center project scheduled for public hearing on July 8, 2026.

Although I reside in East Cobb, my home is located within the Rottenwood Creek watershed and the broader infrastructure impact zone. Because of this, I am directly affected by decisions made along the Regional Activity Center corridor. I ask that this message be included in the official record for the July 8 meeting.

My concerns are as follows:

• Environmental impact: The proposed site sits near Rottenwood Creek, a sensitive watershed that already experiences erosion and runoff challenges. A high-infrastructure facility introduces additional strain on water management and long-term environmental stability.

• Infrastructure load: Data centers require significant electrical and cooling capacity. Any upgrades to substations, transmission lines, or water systems may affect surrounding communities well beyond the immediate parcel.

• Land-use precedent: Approving a high-intensity use within this RAC zone sets a precedent for future industrial-scale development near residential and mixed-use areas. This raises long-term concerns about compatibility and neighborhood character.

• Transparency and community impact: Residents in both Marietta and East Cobb deserve clear, comprehensive information about the project's footprint, utility requirements, and environmental safeguards before any zoning change is approved.

For these reasons, I respectfully request that the Council deny the proposed zoning change or table the item until a more thorough environmental and infrastructure review can be completed.

Please confirm that this email will be entered into the public record for the July 8, 2026 meeting.

Thank you for your attention and for ensuring community voices are heard.

Sincerely,

[redacted]
Marietta, GA

Little, Shelby

From: Guy, Stephanie
Sent: Monday, July 13, 2026 10:22 AM
To: Cummings, Daniel; Little, Shelby
Cc: Bruton, Bill
Subject: FW: OPPOSITION: Powers Ferry Place Data Center

FYI

From: [redacted]
Sent: Sunday, July 12, 2026 1:11 PM
To: Richardson, Cheryl <crichardson@mariettaga.gov>; Goldstein, Joseph <jgoldstein@mariettaga.gov>; Waters, Jason <jwaters@mariettaga.gov>; Gaddis, Daniel <dgaddis@mariettaga.gov>; banderson@mariettaga.gov; ckent@mariettaga.gov; Sims, Andre <asims@mariettaga.gov>; Guy, Stephanie <SGuy@mariettaga.gov>
Subject: OPPOSITION: Powers Ferry Place Data Center

Dear Marietta City Council,

My name is Laura Murdoch, and I am a homeowner and resident in the East Cobb/Powers Ferry area. I am writing to formally voice my strong opposition to the proposed data center at Powers Ferry Place ahead of the upcoming August 12 meeting.

As a resident who values the peace and safety of our neighborhood, I am deeply concerned about the severe negative impacts this facility would bring to our community. A data center is not a standard commercial business. It operates as a heavy industrial utility. These facilities run 24 hours a day, 7 days a week, and 365 days a year. The continuous low-frequency drone from the high-velocity cooling fans would create an unceasing noise disturbance that would completely destroy the quiet enjoyment of our residential properties.

Unlike standard commercial development that brings jobs and community spaces to the Powers Ferry Corridor, a data center is essentially a vacant "ghost building" that generates almost no local employment while placing the entire burden of noise and environmental pollution squarely on the shoulders of nearby residents.

Furthermore, I am incredibly concerned about the lack of concrete data provided by the developer regarding the facility's immense strain on our local power grid, massive water consumption, and the environmental impact on nearby streams like Rottenwood Creek.

I am also very concerned about the negative effects on our local wildlife. In addition to the threat to our waterways, the unceasing 24/7 noise pollution poses significant, unstudied risks to our local wildlife. Constant low-frequency industrial noise has been proven to disrupt the behaviors, communications, and nesting patterns of birds and other wildlife that call our green space home.

The city's own Department of Development Services explicitly recommended a total denial of this project because it directly contradicts Marietta's Comprehensive Plan for the area. Our current municipal codes are entirely unequipped to police or regulate a 24/7 industrial threat of this scale.

I am begging the Marietta City Council to please consider the devastating effects of a data center on our residential properties and our beloved wildlife. I have lived in my home for the last 11 years, and I am terrified of losing my peaceful sanctuary. The thought of a massive, 24/7 industrial utility shattering that peace is genuinely heartbreaking. Our local birds and animals rely on a quiet ecosystem to survive, and if the zoning is approved, that quiet sanctuary will be lost forever.

I ask that you please stand with the residents of Marietta, protect our homes and our local environment from permanent noise pollution, and uphold the planning staff's recommendation by voting to permanently deny this zoning request on August 12.

Thank you for your time and commitment to protecting our neighborhoods,

[redacted]

GARVIS L. SAMS, JR.
(1952-2025)
JOEL L. LARKIN
PARKS F. HUFF

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July 8, 2026

VIA EMAIL & HAND DELIVERY

Mr. Daniel Cummings
Assistant City Manager for Economic and Project Development
City of Marietta
205 Lawrence Street
Marietta, GA 30060

Re: Request for Approval of Proposed Rezoning and Stipulations for The Edge - 1155 Powers Ferry Place

Dear Mr. Cummings:

Prime Storage Powers Ferry Place Marietta, LLC ("Prime") submits this letter in support of its request for approval of the proposed rezoning and related stipulations for the 10.727-acre parcel in the City of Marietta known as 1155 Powers Ferry Place. The property was initially developed in 1985 as a Pace Warehouse retail shopping center. In 1996, the 100,000-square-foot Pace Warehouse retail building was converted to a self-storage facility, and additional metal self-storage buildings were added in the former parking lot. For the past 30 years, the property has operated solely as a self-storage facility, providing storage options for household items and vehicles in the former retail parking lot.

Prime proposes to add a new use to the property by converting a portion of the former retail building into a twelve (12) megawatt critical infrastructure computing facility. The facility will include a small office, conference room, restrooms, and computer racks for computing operations. In addition, a portion of the former parking lot will be converted from metal storage buildings to support infrastructure for the computing component, including backup generators and chillers for cooling.

The property is zoned CRC. The CRC list of permitted uses does not clearly define the proposed additional use for computing equipment and related operations. Notably, approximately 250 yards from the subject property, 1130 Powers Ferry Place houses a similar use in the CRC zoning category: the CoreSite A72 Data Center, which was created by converting a 70,000-square-foot office building. The CoreSite data center has operated since 2018. Because of heightened concern regarding hyperscale data centers and their potential impacts, it is important to distinguish this facility from those larger-scale operations. In light of those concerns, zoning

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staff requested a rezoning application so that approval of the use would be open and transparent, even though a similar facility is located nearby in the same zoning category. Prime agreed to this process so it can clearly define the proposed additional use of the property and establish stipulations and conditions to ensure the use will not negatively impact area residents.

1. Approval of adding an Edge Digital Data Center as a use for the property in the CRC zoning category with the following limitations:

    a. The Edge Critical Digital Infrastructure use shall be developed in substantial conformity with the attached site plan attached as Exhibit "A."
    b. The digital components such as computer servers and switches will be installed within the existing building as depicted in the site plan and this area shall not be expanded.
    c. The support mechanical infrastructure such as back-up generators and chillers will be located in the designated area as shown in Exhibit "A."
    d. The Edge Critical Digital Infrastructure shall be limited to eighteen (18) megawatts.
    e. There shall be a corresponding approval of the existing nonconforming conditions that are shown on the Exhibit "A" site plan and shall remain nonconforming after final development of the addition of the edge data infrastucture.
    f. The back-up generators shall be only used for backup power in a power outage and will only be tested during normal business hours during normal business hours.
    g. The chain-link fence separating the adjacent property shall be replaced with an eight (8) foot tall acoustically rated privacy fence in the area shown on the site plan.
    h. There shall be a sound barrier designed by an acoustical engineer installed directly contiguous with the chillers as shown on the site plan to ensure that the noise level meets or exceeds the city noise ordinance.

2. **Adaptive Reuse of Existing Building.** The computer processing racks shall be located within the existing building and shall occupy no more than 50% of that building. This approach is intended to reduce construction waste, conserve existing building materials and resources, and minimize the environmental impacts that would otherwise result from demolition and new ground-up construction.

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3. **No Increase in Impervious Surface Area.** Because the property is already developed, there shall be no increase in impervious surface area, unlike what would typically occur with new construction.

4. **Backup Generator Enclosures.** Any backup generators installed on the property shall be fully enclosed or otherwise acoustically screened in a manner designed to significantly reduce operational noise. Generator enclosures shall be maintained in good condition and shall be intended to minimize noise impacts on neighboring properties during testing, maintenance, and emergency operation. Testing shall occur only on weekdays during normal business hours.

5. **Acoustical Engineering During Project Development.** The project shall comply with the City's noise ordinance, which limits nighttime noise to 60 dbs. To ensure there is no adverse impact on the adjacent multifamily development, the existing fence between the two properties shall be replaced with an acoustically rated fence, and an additional acoustically rated sound barrier shall be installed directly adjacent to the exterior mechanical equipment. The applicant shall evaluate anticipated operational noise sources and integrate appropriate noise mitigation measures into the facility design before operations begin.

6. **Exterior Lighting Controls.** Exterior lighting shall consist of downward-facing, fully shielded LED fixtures equipped with motion sensors, timers, dimming, or other smart controls where appropriate. Lighting shall be designed and operated to minimize light spill onto neighboring properties, reduce glare, limit sky glow, and protect the nighttime environment.

7. **Water-Conscious Cooling and Mechanical Systems.** The project shall utilize a water-conscious, air-cooled, closed-loop cooling system and shall not rely on municipal water for cooling.

8. **Construction Best Management Practices.** During construction, the applicant shall implement construction Best Management Practices to minimize dust, erosion, sediment runoff, construction debris, and disruption to neighboring properties. These measures shall include appropriate erosion and sediment control practices, site stabilization, dust control, and responsible construction traffic and staging management.

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9. **Equipment Placement and Orientation.** Mechanical equipment, generators, and other operational noise sources shall be placed and oriented to direct noise away from adjacent properties.

For these reasons, Prime respectfully requests approval of the proposed rezoning and related stipulations. The proposal represents a thoughtful adaptive reuse of an existing developed property, introduces a clearly defined and limited critical infrastructure computing use, and incorporates meaningful conditions to address noise, lighting, water use, construction impacts, and compatibility with neighboring properties. Approval will allow the property to continue serving a productive commercial purpose while ensuring that the proposed use is appropriately regulated, transparent, and protective of the surrounding community.

Sincerely,

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jac

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Site Layout, Elevation & Buffers

SITE PLAN KEY

1. **MCI Facility**
   Includes the compute area, ancillary support, and office areas
2. **Equipment Yard**
   Location of emergency generators and chillers.
3. **Sound Attenuation Fence**
   Opaque, sound-attenuating fencing.
4. **8 Ft High Privacy Fencing**
   New privacy fence along the residential boundary (blue dashed line).
5. **Final Condition — Storage Areas**
   Storage yard restored outside of support yard area to maintain maximum amount of storage operations on Site allowed by code. Fire lane and billboard easement retained.
6. **Treeline Retained**
   Existing perimeter buffers preserved, providing natural screening from I-75 while enhancing visual screening and acoustic buffering for adjacent properties..
7. **Elevation Change to Abutters**
   Grade rises ≈20 ft to the rear buffer (≈930'→≈950'), adding natural downhill screening.
8. **Distance to Property Line**
   Buffer remaining along the NE line, per 1985 variance AV-8541.

SITE BREAKDOWN

17% – Mission Critical Infrastructure
83% – Existing site uses remain

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EXHIBIT "A"